



3 Belvedere Terrace

Alnwick



SANDERSON
YOUNG





3 Belvedere Terrace
Alnwick, Northumberland, NE66 2NX

Handsome, four bedroom, three storey period house - a substantial Grade II Listed townhouse with many original features retained including period fireplaces, sash windows, cast iron external balusters, attractive private gardens to the front, enclosed rear courtyard with a separate versatile studio/home office and parking in the rear lane.

This lovely early 19th century period house, offers superb family accommodation over three floors extending to approximately 238m² (2,566 sq. ft). The excellent family home has various works and improvements made over recent years, with redecoration throughout, the sanding of the wood floorboards in the Drawing room, the addition of a wood burning stove to the Snug/second reception room, and the conversion of the former garden room to a pottery studio.

Price Guide:
Offers Over £475,000

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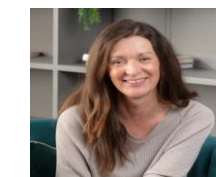




The front garden is very private with a high brick wall and gate to the boundary, and lovely attractive stone steps leading up to the main front door. The house has retained many period features including high ceilings with ceiling coving, full height sash windows & shutters, and lovely period fireplaces to many rooms, with the distinctive Georgian terrace easily identified by the beautiful cast iron balconies at first floor level.

Ground floor - Stone steps lead to the main entrance | Vestibule | Reception hallway with stairs to the first floor and down to the basement guest bedroom | Ground floor WC with part wood panelled walls and high level cistern wc | Fabulous Drawing room with a stunning marble and gilded fireplace, believed to have originated from the Duke of Northumberland's estate, large sash windows with shutters and views over the garden | Snug/second reception room with a cast iron wood burning stove and shelving to the alcoves | Superb family kitchen/breakfast room with excellent natural light from the full height glazed roof and French doors to the courtyard, fitted with a range of cabinets and an integrated double oven | Second galley style kitchen with a range of fitted cabinets, a gas hob and space for a fridge | Laundry/utility room with plumbing for a washing machine and space for a freezer.

Basement - Large guest double bedroom with two windows to the front and a built-in wardrobe | Ensuite shower room with corner shower, basin & WC | Store room.

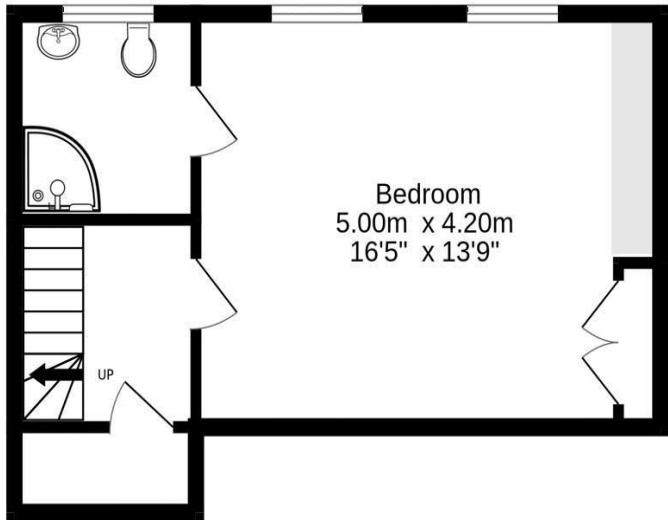


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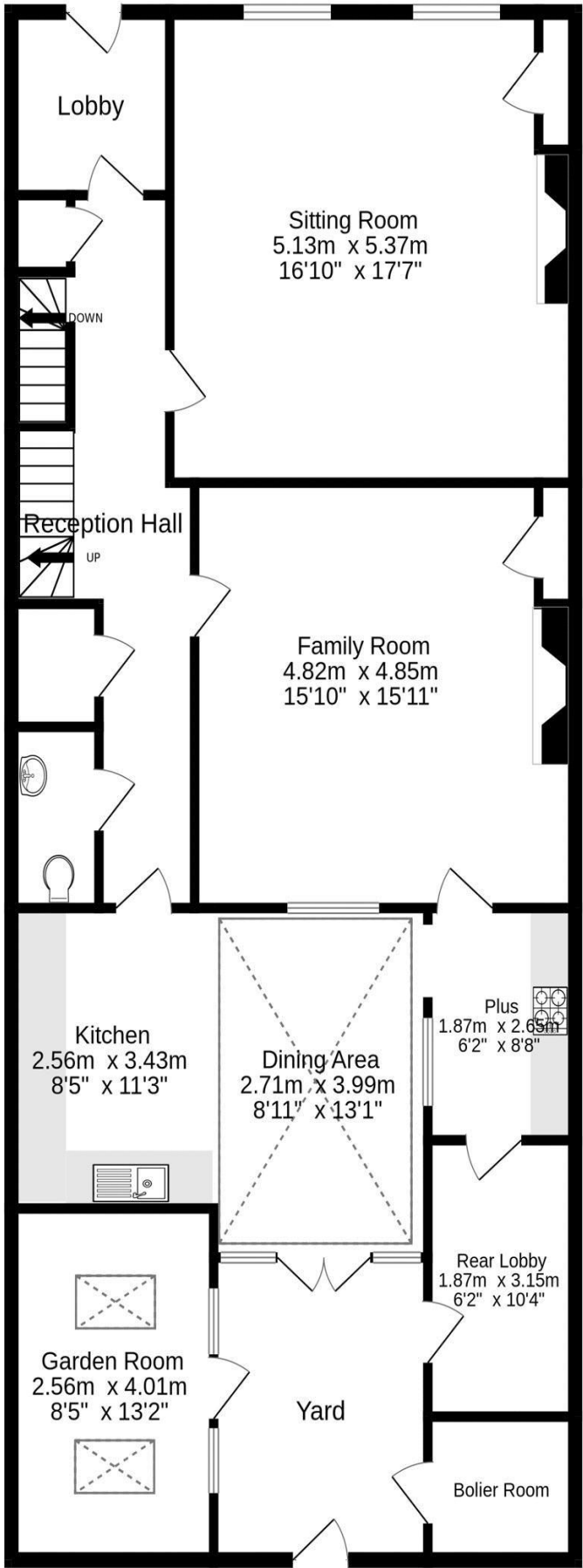




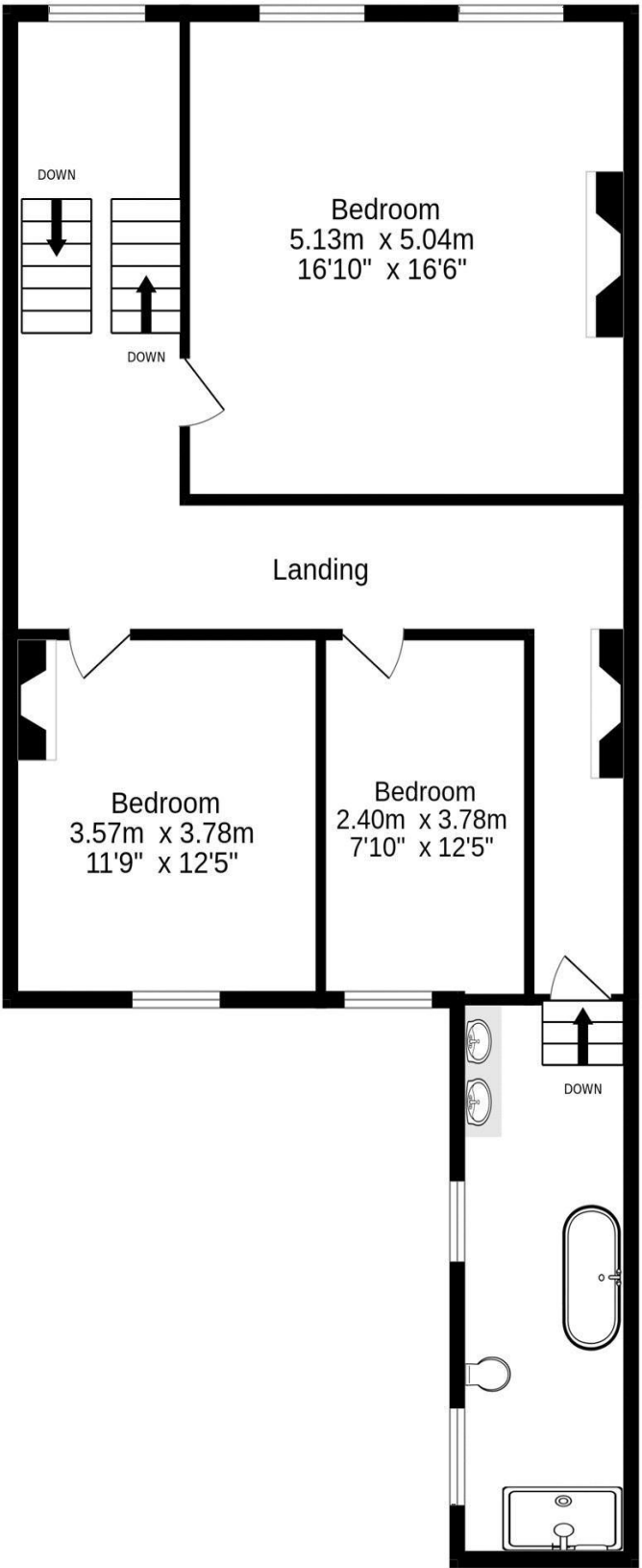
Basement
31.1 sq.m. (335 sq.ft.) approx.



Ground Floor
124.6 sq.m. (1341 sq.ft.) approx.



1st Floor
82.7 sq.m. (890 sq.ft.) approx.



First floor - First floor landing with a period fireplace | Impressive main bedroom with two lovely windows to the front with iron decorative balcony, original cast iron and marble fireplace and high ceilings with coving | Double bedroom two at the rear | Single bedroom three | Good size family bathroom with double ended bath, separate walk-in shower, twin wash hand basins and WC

Externally - Lawned front garden with a timber shed, greenhouse and raised vegetable beds | Enclosed rear courtyard | Excellent and versatile Studio/Home Office with access from the courtyard and a heritage style window to the roof | Boiler room accessed from the rear yard.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: D | Grade II Listed

TOTAL FLOOR AREA : 238.4 sq.m. (2566 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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